



Meeting Location: 1776 S. West Temple, Salt Lake City, Utah

AGENDA REGULAR MEETING Monday, February 25, 2019

11:00 am – 2:00 p.m.

Please call 801-428-0600 for more information or to request a meeting recording.

Board of Commission Members

Dave Mansell, Commissioner Chair

Brenda Koga, Commissioner Vice-Chair Palmer De Paulis, Commissioner

Les Sparks, Commissioner Cindy Gust-Jenson, Commissioner

David Litvack, Commissioner Alfonsa Price, Commissioner

One or more Commissioners of HASLC may participate via telephonic conference originated by the Executive Director and within the meanings accorded by Utah law, the Meeting may be an Electronic Meeting, and the Anchor Location shall be located at 1776 S. West Temple, Salt Lake City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify HASLC not less than 24 hours prior to the meeting.

The Housing Authority of Salt Lake City is committed to our mission:

To provide affordable housing opportunities for our community

BOARD MEETING AGENDA

1. Roll Call
2. Public Comment (*each participant will be allowed 3 minutes for comment*)
3. Motion to Approve HASLC Open Meeting Minutes of January 28, 2019 (attachments) – Board Chair / 4 minutes *Page 1*
4. Recognition – Executive Director and Deputy Director / 6 minutes
 - a) New Employees (none)
 - b) Special Award
5. Continued Item
 - a) **APPROVE** execution of a contract with Potomac Partners DC for federal consulting and advocacy on an hourly rate or monthly retainer not-to-exceed \$8,000 per month for a maximum of two years. (attachments) – Executive Director and Deputy Director / 10 minutes *Page 9*
6. New Business
 - a) **CONDUCT** Public Hearing to consider revised 2019 Annual PHA Plan adding alternative of major rehabilitation for Public Housing properties converting to the Rental Assistance Demonstration (“RAD”) program. (attachments) - Deputy Executive Director / 12 minutes *Page 11*

- b) **RESOLUTION # 704-2019** revising the 2019 Annual PHA Plan to include options for major rehabilitation and relocation for Public Housing properties under the proposed RAD conversions. (attachments) - Deputy Executive Director / 5 minutes *Page 13*
- c) **RESOLUTION # 705-2019** adopting Finance Policy addition regarding chart of approvals for various financial approval thresholds for HASLC staff. (attachments) - Finance Director / 15 minutes *Page 16*
- d) **RESOLUTION # 706-2019** adopting changes to the Admissions and Continued Occupancy Policy (ACOP) regarding HUD-mandated updates or additions. (attachments) - Deputy Executive Director / 5 minutes *Page 20*
- e) **RESOLUTION # 707-2019** approving execution of a contract and sub-lease with First Step House for full operations of The Valor House on the campus of the Veterans Affairs campus in Salt Lake City. (attachments) - Director of Homeless Programs / 10 minutes *Page 23*
- f) **APPROVE** selection of and contracting with two Financial Advisory firms respectively for a wide scope of real estate development and financing services at a not-to-exceed cost of \$45,000 each. (attachments) - Executive Director and Finance Manager / 12 minutes *Page 26*
- g) **DISCUSSION** and overview of existing adopted Procurement Policy and possible changes for the future. (attachments) - Finance Director / 15 minutes *Page 29*

7. Closed Session (If Applicable)

The Board will consider a motion to enter into Closed Session. A closed meeting may be held for specific purposes including, but not limited to:

- a) **Discuss Strategy with Respect to Purchase/Sale of Real Property**
One Item
- b) Discuss the Character, Professional Competence, or Physical or Mental Health of Individuals
- c) **Discuss Strategy with Respect to Pending or Reasonably Imminent Litigation**
One Item

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

- A) Motion to Enter Into Closed Session
- B) Motion to Enter Open Session
- C) Announce Closed Session Matters (if applicable)

8. Communications

- a) Executive Director Report (attachment) – Daniel Nackerman *Page 31*
- b) Financial Reserves Update (attachment) – Mark Short *Page 32*
- c) Outreach Report (attachment) – Britnee Dabb *Page 33*
- d) Resource Management Summary (attachment) – Britnee Dabb *Page 35*
- e) Veterans Homeless Housing Report (attachment) – Zac Pau’u *Page 36*
- f) Board Chair Report (attachment) – Dave Mansell *Page 38*
- g) Resident Advisory Board (RAB) Report (attachment) – Alfonsa Price *Page 39*
- h) 2019 Scheduled Board Meeting Dates (attachment) *Page 43*

i) 2019 Housing Authority Holiday Schedule (attachment)

Page 44

j) 2017/2018 Goal Summary (attachment)

Page 45

9. Communications

10. Other Business

11. Adjournment



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REGULAR BOARD MEETING Monday, February 25, 2019

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BOARD MEMBERS

Dave Mansell, Board Chair

Brenda Koga, Board Vice Chair
Palmer DePaulis, Board Member
David Litvack, Board Member
Les Sparks, Board Member

Phil Bernal, Board Member
Cindy Gust-Jenson, Board Chair
Alfonsa Price, Board Member

One or more Board members of HAME may participate via telephonic conference originated by the President and within the meanings accorded to Utah law, the Meeting may be an Electronic Meeting, and the Anchor Location shall be located at 1776 South West Temple, Salt Lake City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify HAME not less than 24 hours prior to the meeting.

BOARD MEETING AGENDA

1. Roll Call
2. Public Comment – *each participant will be allowed 3 minutes for comment*
3. Motion to approve HAME Open Meeting Minutes of January 28, 2019 (attachment) – Board Chair / *4 minutes*
5. New Business
 - a) **REPORT** on development activities (attachment) – President and Real Estate Development Director / *10 minutes*
5. Communications
6. Unfinished Business (none)
7. Tentative Closed Session

The Board will consider a motion to enter into Closed Session. A closed meeting may be held for specific purposes including, but not limited to:

- a) Discuss Strategy with Respect to Purchase/Sale of Real Property
- b) Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual

c) **Discuss Strategy with Respect to Pending or Reasonably Imminent Litigation**

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

8. **Adjournment**

HOUSING DEVELOPMENT CORPORATION OF SALT LAKE CITY

Meeting Location: 1776 So. West Temple
Salt Lake City, Utah

Monday, February 25, 2019
11:00 a.m. – 2:00 p.m.

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Board Members

Dave Mansell, Chair

Brenda Koga, Vice Chair
Palmer DePaulis, Board Member
David Litvack, Board Member
Les Sparks, Board Member

Phil Bernal, Board Member
Cindy Gust-Jenson, Board Member
Alfonsa Price, Board Member
Daniel Nackerman, President

BOARD MEETING AGENDA

1. Roll Call
2. Motion to Approve HDC Open Meeting Minutes of January 28, 2019 Board Meeting
3. Public Comment
4. New Business
5. Unfinished Business (none)
6. Tentative Closed Session

The Board will consider a motion to enter into Closed Session. A closed meeting may be held for specific purposes including, but not limited to:

- a) Discuss Strategy with Respect to Purchase/Sale of Real Property
- b) Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual
- c) Discuss Strategy with Respect to Pending or Reasonably Imminent Litigation

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

One or more Commissioners of (HAME/HDC) may participate via telephonic conference originated by the President and within the meanings accorded to Utah Law, the meeting may be an Electronic Meeting, and the Anchor Location shall be located at 1776 South West Temple, Salt Lake City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify HAME/HDC not less than 24 hours prior to the meeting.

7. Adjournment